



**Thorntons**  
The right way to move

3 Gayfield, Arbroath, Angus  
DD11 1QJ







## Summary

Ground floor apartment with own front door access which offers well-proportioned accommodation on one level comprising: entrance vestibule, hallway with storage, bright lounge with coving, kitchen with door to rear garden, bathroom with three-piece suite and two bedrooms both benefitting from integrated storage. Practical attributes include double glazing, electric heating and deep-sill skirting. Externally the property enjoys it's own private rear garden which benefits from a drying area and is laid with easy maintenance in mind.

## Features

- Ground Floor Apartment
- Popular Residential Location
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Elec heating & DG; EPC - D
- Private Garden
- Council Tax Band B

## Room Measurements

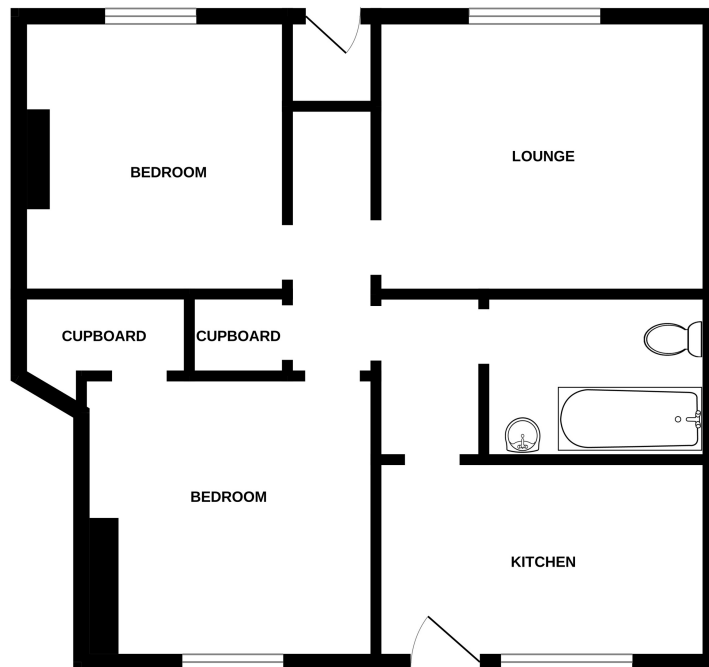
Lounge: 14' 0" x 120" (4.27m x 3.66m)  
 Kitchen: 125" x 8' 7" (3.78m x 2.62m)  
 Bedroom: 15'4" x 12'1" (4.67m x 3.68m)  
 Bedroom: 11'6" x 11'5" (3.51m x 3.48m)  
 Bathroom: 8'5" x 5'0" (2.57m x 1.52m)





# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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